

विकास नियंत्रण नियमावली - गडहिंगलज
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,
१९६६ चे कलम-३७(२) अन्वये फेरबदल
प्रस्ताव मंजूर करणे.

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्र.टिपीएस-२१०४/७३१/नवि-१३
मंत्रालय, मुंबई-४०००३२
दिनांक:-२५ एप्रिल, २००६

शासन निर्णय:- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांदाने,

— १०/८८८१ —
(नंदकिशोर पाटील)
अवर सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे,

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहायक संचालक नगर रचना, कोल्हापूर शाखा, कोल्हापूर.

मुख्याधिकारी, गडहिंगलज नगरपरिषद, गडहिंगलज, जि.कोल्हापूर.

व्यवस्थापक येवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहायक संचालक नगर रचना, कोल्हापूर शाखा, कोल्हापूर व मुख्याधिकारी, गडहिंगलज नगरपरिषद, गडहिंगलज, जि.कोल्हापूर यांना पाठवाव्यात)

✓ कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या येबसाईटवर प्रसिद्ध करावी.

निषडनस्ती-(नवि-१३)

**Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai 400 032.
Date: 25th April, 2006.**

NOTIFICATION

No. TPS 2104/731/UD-13:

Whereas the Development Control Regulations for Gadchinglaj (hereinafter referred to as "the said Regulations") have been sanctioned by Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), vide Urban Development and Public Health Departments Notification No. TPS 2183/516/CR-212/83/UD-7 dated 22/7/1983 to come into force with effect from 1/10/1983;

And whereas, Urban Development Department, Government of India had prepared model bye-laws in respect of facilities to be provided for physically handicapped persons and these bye-laws are more exhaustive in nature (hereinafter referred to as "the said model bye-laws");

And whereas, State Government in Urban Development Department has taken decision to incorporate the said model bye-laws in the Development Control Regulations of all the Planning Authorities vide its order No. TPB 432001/1829/CR-216/2001/UD-11, dated 25/2/2002 (hereinafter referred to as "the said directives") by taking recourse of section 37 of the said Act;

And whereas, it was observed that some Planning Authorities have not acted upon the said directives and therefore, Government vide its order No. TPB 432001/1829/CR-216/2003/UD-11 dated 2/12/2003 (hereinafter referred to as "the said revised directives") have directed all the Planning Authorities under section 154 of the said Act to implement the said directives forthwith;

And whereas, after completing the procedure laid down in section 37(1) of the said Act, Municipal Corporation of Gadchinglaj (hereinafter referred to as "the said Municipal Corporation") has submitted the modification proposal to the State Government vide letter No. WC/Jawak/13/397/2004 dated 2/4/2004, for sanction (hereinafter referred to as "the said modification proposal");

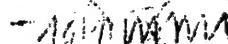
And whereas, the said Municipal Council has also informed the Government, that no suggestions/objections were received from the public regarding the said modification proposal;

And whereas, after consulting the Director of Town Planning Maharashtra State, Government finds it necessary to sanction the said modification proposal submitted by the said Municipal Council;

Now, therefore in exercise of the powers vested under section 37(2) of the said Act, Government hereby:

Sanctions the said modification proposal and appended hereto to add at the end of the said Development Control Rules Rule No.29 as Appendix-L.

By order and in the name of the Governor of Maharashtra,


(Nandkishor Patil)
Under Secretary to Government.

APPENDIX - L

Rule No.29: Building bye-laws to provide facilities for physically handicapped persons.

1. DEFINITIONS:

- 1.1 **Non-ambulatory Disabilities:-** Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 1.2 **Semi-ambulatory Disabilities:-** Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 1.3 **Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4 **Sight Disabilities:-** Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 1.5 **Wheel Chair:-** Chair used by disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm.

2. SCOPE:

These bye laws are applicable to all public and commercial building. It does not apply to private residences.

3. SITE DEVELOPMENT:

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

- 3.1 **Access path/walk way:-** Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm. wide having even surface without any slope. Slope if any shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
- 3.2 **Parking:-** For parking of vehicles of handicapped people, the following provisions shall be made:-
 - a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
 - b) The width of parking bay shall be minimum 3.60 mt.
 - c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
 - d) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.
4. **Building Requirements:** The specified facilities for the buildings for physically handicapped persons shall be as follows:-

1. Approach to plinth level.
2. Corridor connecting the entrance/exit for the handicapped.
3. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

4.1 **Approach to Plinth Level:-** Every building should have atleast one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

4.1.1 **Ramped Approach:-** Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12. Length of ramp shall not exceed 9.0 mt. having 800 mm. high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

4.1.2 **Stepped Approach:-** For stepped approach size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramped approach.

4.1.3 **Exit/Entrance Door:-** Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructed the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

4.1.4 **Entrance Landing:-** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-I). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 **Corridor Connecting the Entrance/Exit for the Handicapped:-** The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-

- (a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- (b) The minimum width shall be 1500 mm.
- (c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- (d) Hand rails shall be provided for ramps/slope ways.

4.3 **Stair Ways:-** One of the stair-ways near the entrance/exist for the handicapped shall have the following provisions:-

- (a) The minimum width shall be 1350 mm.
- (b) Height of the riser shall not be more than 150 mm. And width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- (c) Maximum number of risers on a flight shall be limited to 12.
- (d) Hand rails shall be provided on both sides and shall extend 300 mm. On both sides and shall extend 300 mm. On the top and bottom of each flight of steps.

4.4 **Lifts:-** Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passing lift of 13 persons capacity of Bureau of Indian Standards.:.

Clear internal depth : 1100 mm.
Clear internal width : 2000 mm.
Entrance door width : 900 mm.

- (a) A hand rail not less than 600 mm. Long at 1000 mm. above floor level shall be fixed adjacent to the control panel.
- (b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm. or more.
- (c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
- (d) The interior of the case shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exist is either open or closed.

4.5 Toilets:- One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped:-

- (a) The minimum size shall be 1500 x 1750 mm.
- (b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out.
- (c) Suitable arrangement of vertical/horizontal handrails with 50 mm. Clearance from wall shall be made in the toilet.
- (d) The W.C. seat shall be 500 mm. from the floor.

4.6 Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

4.7 Designing for Children:- In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and others fittings and fixtures etc.

Annexure-I to Rule No.4.1

Explanatory Notes

GUIDING/WARNING FLOOR MATERIAL:

The floor material to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets.
- c) Immediately at the beginning /end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of a ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons, information board in braille should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols/information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.
